



**A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning**

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STAFF REPORT 2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEM: 09-IV-6MV

NOMINATOR(S): Patrick Rea

ACREAGE: 6.1 acres

TAX MAP I.D.: 109-2 ((1)) 32A

GENERAL LOCATION: Mount Vernon Memorial Highway, on the north fork of Dogue Creek, south of George Washington's Grist Mill.

PLANNING AREA: IV
District: Mount Vernon
Sector: MV7 Mount Vernon Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Public facilities, public park

ADOPTED PLAN TEXT: Community-serving public facilities compatible with the surrounding existing and proposed residential uses. If the property is declared surplus, residential use at a density of 2-3 du/ac is appropriate. Future development should not encroach into the 100-year floodplain.

PROPOSED PLAN AMENDMENT: Maintain current Plan for community-serving public facilities as a sewage pumping station. Add text that unused portion should be preserved as open space; note historical and environmental character. Complete nominated plan text is shown in the Nominated Plan Amendment section.

SUMMARY OF STAFF RECOMMENDATION:

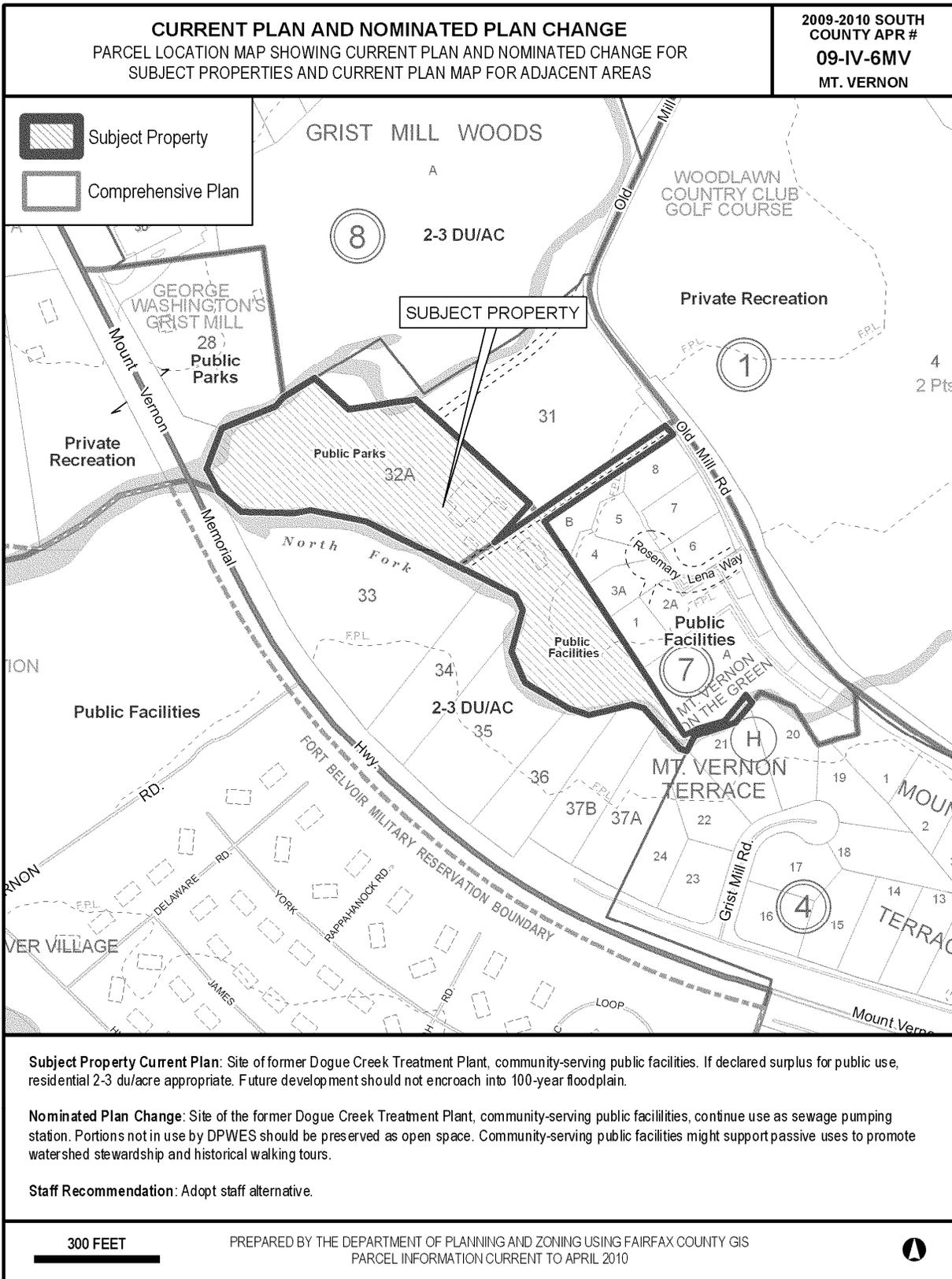
Approve Nomination As Submitted

Approve Staff Alternative

Retain Adopted Plan

Staff recommends an alternative that includes the nominator's suggestions for updating the current plan text to reflect that the public facilities use of the site is now a sewage pumping station and that the site is environmentally sensitive and deleting the recommendation for residential use at 2-3 du/ac, since it appears that this recommendation was implemented in the past. Staff believes that the northern portion of the site, which is shown as planned for public parks on the Plan map, should be updated to agree with the text, which designates it as public facilities. The Park Authority does not own or operate the northern portion of the site as a park, and has no future plans to acquire this tract. Staff believes that granting public access to the site

is not appropriate because the security and integrity of the pumping station facility might be compromised. Staff believes that the site should be retained for any future capacity expansions to the pumping station facilities that may be necessary to accommodate future growth in this part of the County. The Staff alternative text is shown in the Recommendation section.



CONTEXT

General Location:

The nomination concerns property in the MV7 Mount Vernon Community Planning Sector of the Mount Vernon Planning District. The subject property is generally located on Mount Vernon Memorial Highway, south of George Washington's Grist Mill.

Existing and Planned Land Use and Zoning:

Subject Property: The subject area contains the Dogue Creek sewage pumping station facility, an equipment storage building and vacant land on one parcel. The Comprehensive Plan map shows the subject area is planned for public facilities and public parks. The subject property is zoned R-2 and lies within the Woodlawn Historic Overlay District (HOD). The HOD contains provisions that all applications for rezoning, special exception, special permit, variances, site plans, subdivision plats, and grading plans shall be submitted to the Architectural Review Board that will review and make recommendations on a proposal's impact on the historical, archeological, and architectural significance of any property within the district. These recommendations may include recommendations on the impact of proposed density/intensity and scale of development, any change to the visual character of the district including views to and from historic and contributing properties, locations of buildings, structures, streets, parking areas, landscape features, changes to existing grades and drainage patterns, vehicular access, yard requirements, or utility easements.

Adjacent Area:

North: George Washington's Grist Mill and Grist Mill Woods and a single-family detached home and vacant land planned for residential use at a density of 2-3 du/ac and zoned R-2;

East: Single-family detached homes in the Mount Vernon On The Green subdivision planned for public facilities and zoned R-2 and the Woodlawn Country Club and Golf Course, planned for private recreation and zoned R-2;

South: Single-family detached homes planned for residential use at 2-3 du/ac and zoned R-2;

West: Vacant land within the boundaries of the Fort Belvoir Military Reservation planned for private recreation and zoned R-C.

All of the above areas also lie within the Woodlawn Historic Overlay District.

ADOPTED COMPREHENSIVE PLAN TEXT

The Mount Vernon Planning District Overview and the MV7 Mount Vernon Community Planning Sector contain the following recommendations for the nominated area:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

“6. The site of the former Dogue Creek Treatment Plant located on Old Mill Road in

Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.”

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV7 Mount Vernon Community Planning Sector, Public Facilities, amended through 3-9-2010, page 163:

“Public Facilities

The site of the former Dogue Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.”

NOMINATED PLAN AMENDMENT

The nomination proposes to modify the Plan text found in the Mount Vernon Planning District Overview, Public Facilities section and the MV7 Mount Vernon Community Planning Sector, Public Facilities section. Text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

- MODIFY:** 6. The site of the former Dogue Creek Treatment Plant located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses~~;~~ with its sensitive environmental character, and with its continuing use as a sewage pumping station. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~

Portions not in use by DPWES should be preserved as open space. Its location adjacent to George Washington’s Grist Mill at the confluence of Dogue Creek and the North Fork of Dogue Creek supports passive uses that draw on its special historical and environmental character. It contains

portions of the historic Potomac Path that ran between the Grist Mill and Old Mill Road. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours, for example, a boardwalk and nature pathway to provide walking access to Dogue Creek, the North Fork of Dogue Creek, and Washington's Grist Mill.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV7 Mount Vernon Community Planning Sector, Public Facilities, amended through 3-9-2010, page 163:

MODIFY: Public Facilities

The site of the former Dogue Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~

Portions not in use by DPWES should be preserved as open space. Its location adjacent to George Washington's Grist Mill at the confluence of Dogue Creek and the North Fork of Dogue Creek supports passive uses that draw on its special historical and environmental character. It contains portions of the historic Potomac Path that ran between the Grist Mill and Old Mill Road. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours, for example, a boardwalk and nature pathway to provide walking access to Dogue Creek, the North Fork of Dogue Creek, and Washington's Grist Mill.

ANALYSIS

Land Use

The proposed nomination is located within the Woodlawn Historic Overlay District, which includes George Washington's Grist Mill that abuts the subject property to the north, and the Woodlawn Plantation. The Woodlawn Historic Overlay District is a zoning district that limits the uses allowed within the district, and that requires review by the Architectural Review Board of any exterior alterations to historic properties, and any new structures built within the district to be compatible with the historic character of other properties within the district.

The nomination proposes to maintain the current Plan recommendation for community-serving public facilities and public parks, and to add text to the Comprehensive Plan that emphasizes the

sensitive environmental conditions of the subject area, preserves portions of the site as open space that are not being used by the sewage pumping operations, and that add elements to the description of the current public facilities use definition for this site that would allow the subject area to be used for environmental stewardship and historical tourism activities. The nomination also proposes to delete the text for residential use at 2-3 du/ac should the subject area be declared surplus for public use by the County.

The Comprehensive Plan map shows that the subject property is divided into northern and southern portions, and that the northern area is shown planned for public parks and the southern area is planned for public facilities. After further study it appears that tax map parcels 109-2 ((7)) A, B, 1, 2A, 3A, 4, 5, 6, 7 and 8 that abut the subject property to the east within the Mount Vernon On The Green subdivision, and the southern portion of parcel 109-2 ((1)) 32A (within the subject property) were originally a single parcel, which was formerly designated parcel 109-2 ((1)) 32. At some point between 1992 and 2003, the parcels within the Mount Vernon On The Green subdivision were subdivided from the southern portion of the subject property. Although the planned land use recommendation remained public facilities, which is still the case today, these parcels were developed with single-family homes. Therefore, it is logical to conclude that the current Plan recommendation that states the subject property could be re-planned for residential use at 2-3 du/ac if the property were declared surplus for public use was implemented when the parcels to the east were subdivided from the pumping station property. In addition, the southern portion of parcel ((1)) 32A and the rest of the subject property are entirely within a Resource Protection Area (RPA), which would preclude this type of development. In view of these factors, deleting the Plan text that refers to the option for residential development and re-planning the Mount Vernon On The Green parcels for residential use at 2-3 du/ac would be appropriate. However, because the Mount Vernon On The Green parcels are not a part of the nomination, this change would be outside the allowed scope of the nomination. As a result, this change would need to be specifically authorized by the Board of Supervisors and most appropriately addressed as a part of a general update of Plan language, at a later time.

Staff also concurs with the nominator's proposal to update the current Plan text to accurately reflect that the nature of the public facilities use on the subject property has changed from a wastewater treatment plant to a sewage pumping station. Staff also supports the characterization of the site as environmentally sensitive. According to the Department of Public Works and Environmental Services, the site is the second largest sewage pumping station in Fairfax County and is vital to the operation of the sanitary sewer conveyance system in the southern part of the County. The site is planned to be used exclusively for a sewage pumping station for at least the next 30 years.

Further research has revealed an inconsistency between the Plan Map designation and text for the northern half of the site. While the text indicates public facilities, the map shows public parks. The Park Authority does not own or manage the northern half of the site as a park facility, and has no future plans to acquire this part of the subject property. According to the Area Plan Overview which appears at the front of each volume of the Area Plans, under the section entitled "Plan Map And Text Relationship" the text takes precedence in the event of a discrepancy between the Plan Map and the Plan Text. Therefore staff recommends that the northern portion

of the subject property be shown as planned for public facilities, on the Plan map to agree with the text.

Staff feels that providing public access to the subject property is not appropriate and may have unintended consequences. Among these concerns is that the County may need to add capacity to the pumping station facility to accommodate future growth in this part of the County, and the County would not be able to ensure that the security and integrity of the pumping station facilities could be maintained. Therefore, the current Plan recommendation for the subject property should be retained.

Environment

A sizable RPA covers approximately ninety percent of the site. This area should be protected and restored as needed.

RECOMMENDATION

Staff recommends an alternative that includes the nominator's suggestions for updating the current Plan text to reflect that the public facilities use of the site is now a sewage pumping station, and that the site is environmentally sensitive and that the recommendation for residential use at 2-3 du/ac should be deleted, since it appears that this recommendation was implemented in the past. Staff believes that the northern portion of the site, which is designated as public parks on the Plan map, should be updated to show public facilities to be consistent with the Plan recommendations for the southern portion of the site. The Park Authority does not own or operate the northern portion of the site as a park, and has no future plans to acquire this tract. Staff believes that granting public access to the site is not appropriate because the security and integrity of the pumping station facility might be compromised. Staff believes that the site should be retained for any future capacity expansions to the pumping station facilities that may be necessary to accommodate future growth in this part of the County.

Therefore, staff recommends the following alternative, text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

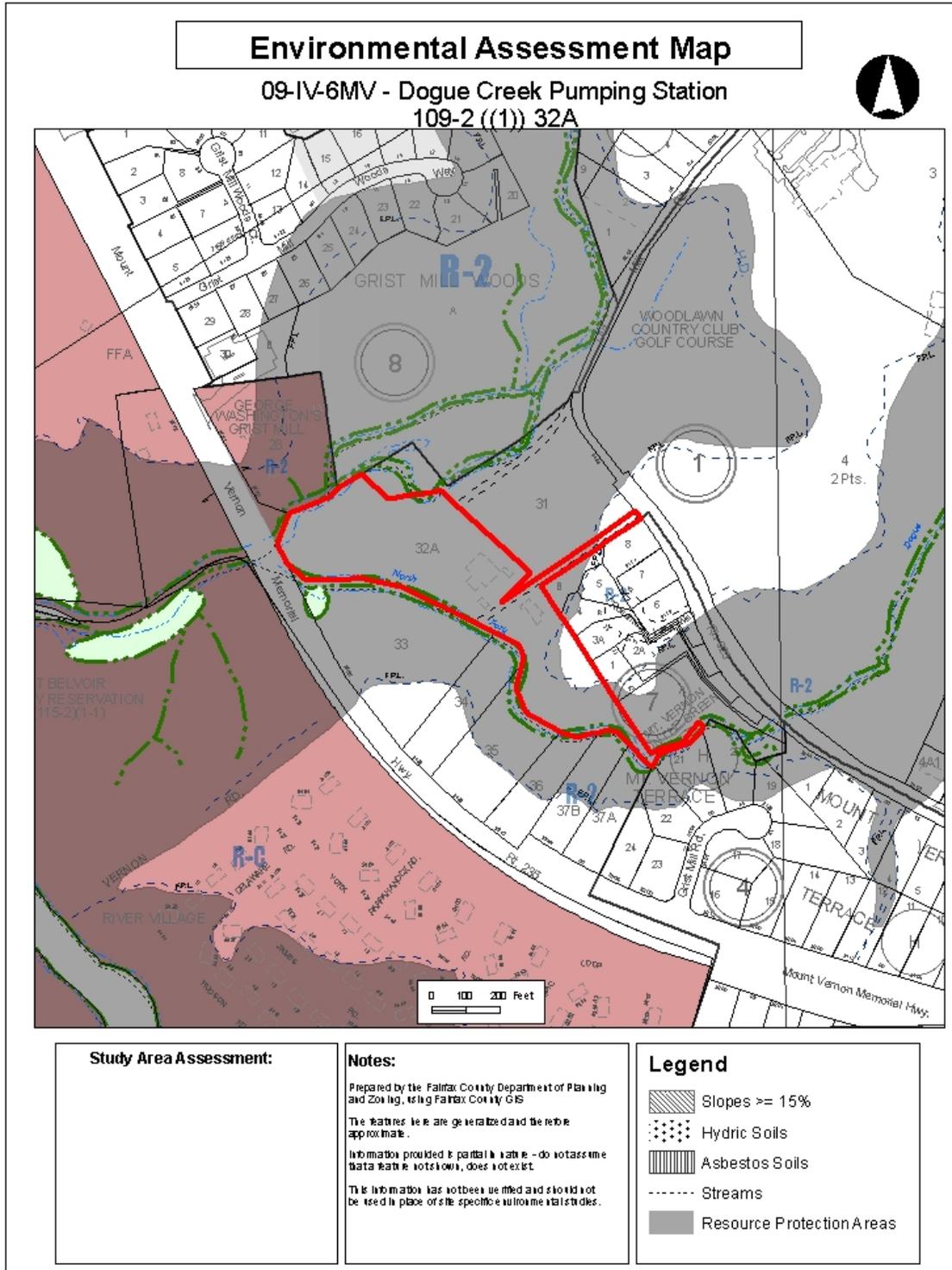
- MODIFY:**
6. The site of the ~~former~~ Dogue Creek Sewage Pumping Station Treatment Plant located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV7 Mount Vernon Community Planning Sector, Public Facilities, amended through 3-9-2010, page 163:

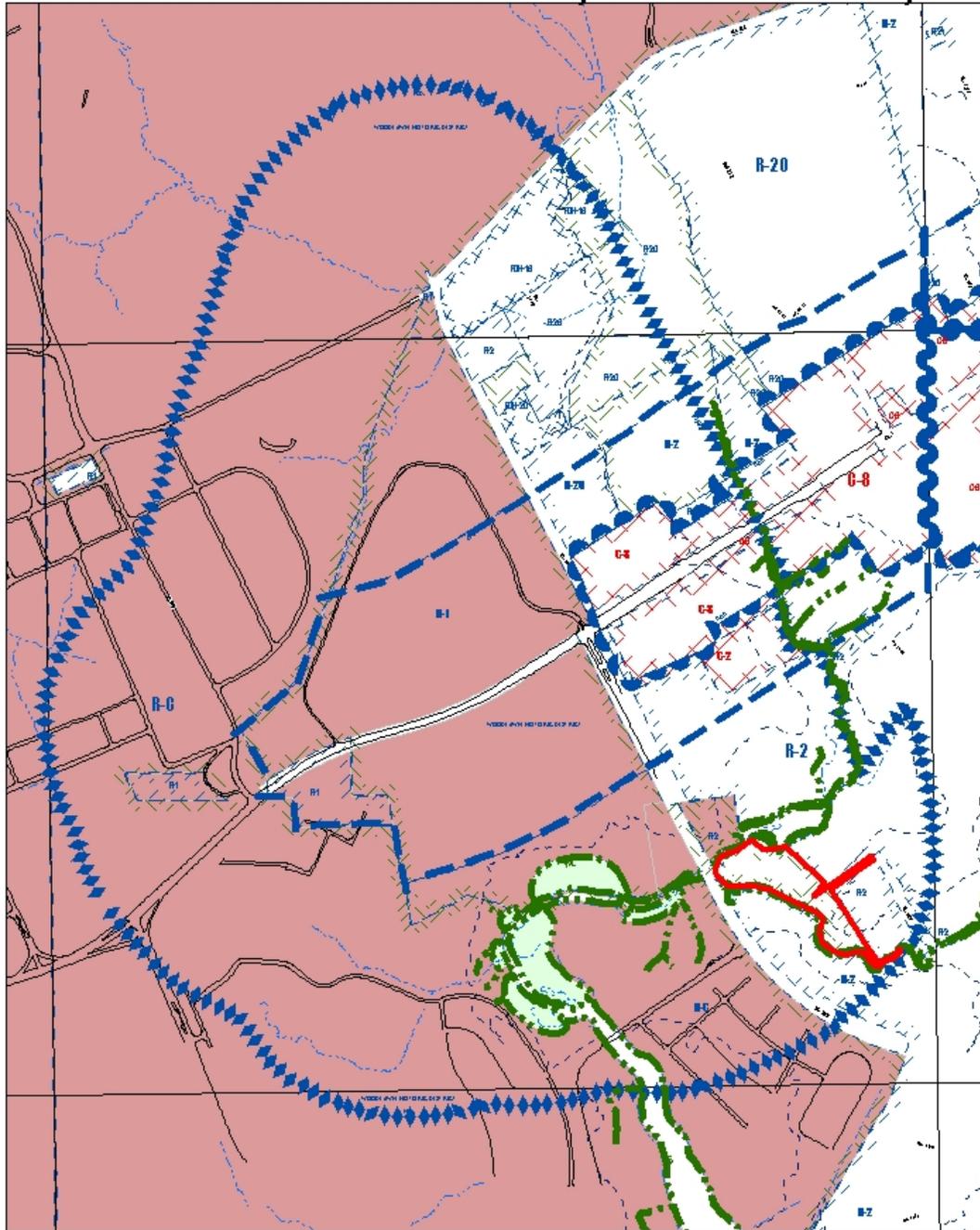
MODIFY: Public Facilities

The site of the Dogue Creek Sewage Pumping Station Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.

NOTE: The Plan Map land use designation of “public parks” on the northern portion of parcel 109-2 ((1)) 32A will be replaced with the land use designation “public facilities.”



Woodlawn Historic Overlay District Boundary



0 500 1,000 2,000 Feet

